

# Baxter Road Apartments

## Adjustment Class-2 Application

December 20, 2024

### Proposal:

The subject property is 6.15 acres in size, zoned RM-II, and located at 1700 Baxter Road SE (083W14BD/Tax Lots 100 and 200).

The applicant is proposing a development consisting of 138-apartment units as shown on the site plans.

The applicant is requesting an adjustment greater than 20% adjustment to Sec. 702.020(e)(4) Façade and building design:

**“(4) On sites with 75 feet or more of buildable width, a minimum of 40 percent of the buildable width shall be occupied by building placed at the setback line to enhance visual interest and activity along the street. Accessory structures shall not apply towards meeting the required percentage.”**

### **Adjustment Criteria-SRC 250.005(d)(2) Criteria:**

**(A) The purpose underlying the specific development standard proposed for adjustment is:**

- (i) Clearly inapplicable to the proposed development; or**
- (ii) Equally or better met by the proposed development.**

**(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.**

**(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.**

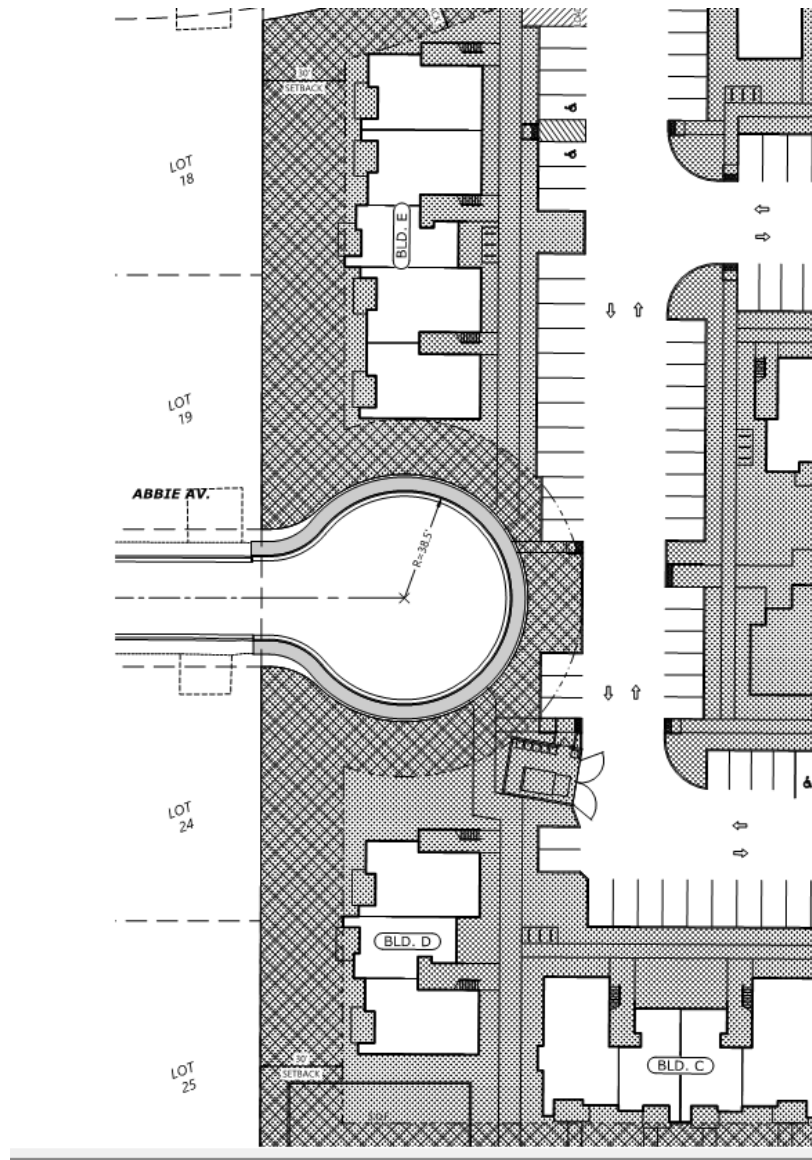
### Applicant Findings:

- (A)** The purpose of this requirement is to provide a pedestrian friendly development with building located close to the sidewalks.

#### Abbie Avenue (cul-de-sac/west)

The subject property has 216 feet of buildable width (this excludes required side setbacks) along Abbie Avenue. Buildings D and E are located along Abbie Avenue. Code requires a minimum of 40% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, only Building E is located on the setback line and totals 42 feet of the buildable width along the street frontage. Therefore, occupying 19% of the buildable width of street frontage along Baxter Road.

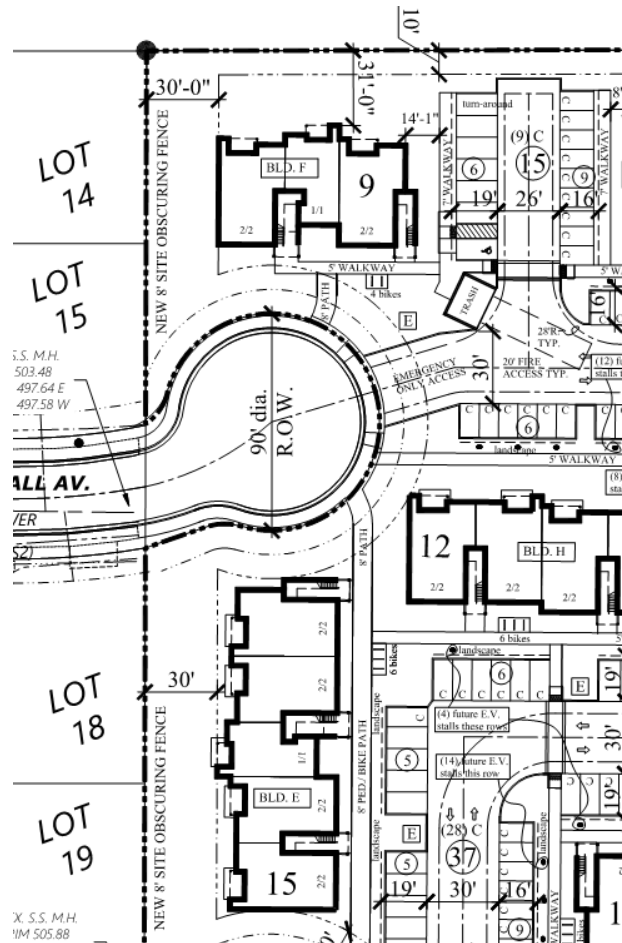
However, due to the location of additional landscaping on the site and the fact that no access will be aloud onto Abbie Avenue, proposed parking is located closer to the cul-de-sac then the buildings. This allows for a large, landscaped area around the cul-de-sac and additional open space.



#### Snowball Avenue (cul-de-sac/west)

The subject property has 186 feet of buildable width (this excludes required side setbacks and accessways) along Snowball Avenue. Buildings E, F, and H are located along Snowball Avenue. Code requires a minimum of 40% of the buildable width to be occupied by buildings placed on the setback line. As shown on the site plan, only Building E is located on the setback line, the building totals 42 feet of the buildable width along the street frontage. Occupying 23% of the buildable width of street frontage along Snowball Avenue.

Due to topography, pedestrian path locations, the location of additional landscaping on the site and the emergency only accessway onto Snowball Avenue, buildings cannot be located closer to the cul-de-sac. This does allow for a landscaped area around the cul-de-sac and additional open space



- (B) The apartment development will provide additional landscaped areas throughout the site with a pedestrian path and sidewalks throughout, along with visual appealing buildings. All of which will create a pedestrian friendly development. The reduction of buildings along the setback line will have no effect on the proposed use or surrounding uses.
- (C) There are more than two adjustments being requested for this proposal. The adjustments do not have any effect on the project.